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Subject: Craig School Timelines for Construction
Date: November 7, 2022 at 11:47:58 AM AKST
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Hello Chris,

We need to set a credible timeline for construction of both schools. We believe the earliest best-case date for a construction contract on either school is March 15, 2023, down-stream of supplemental budget action by Legislature.

Both schools will have construction timelines dominated by the reality of obtaining mechanical airhandler equipment. Doug Murray just confirmed that at present, lead times are 40 weeks (!), possibly dropping to something like 32 weeks over the next six months, but not guaranteed.

We believe this requires a Middle School timeline for construction of in-field work starting in early June, with completion requiring at least until March/April of 2024. This means that the District will need to find alternate housing for Middle School students through the full 2023/2024 school year.

The summer start for the Middle School is perfect for the initial focus on major structural and roofing modifications, while the mechanical system pieces are in fabrication. A relatively steady work flow can fill the 9-10 months of field work.

The Elementary School has a different circumstance. It does not have major structural or architectural changes, but a mechanical/electrical focus. It likely doesn't make sense to start the Elementary School in the summer of 2023. More likely choices are to start construction at mid-year after the Christmas break, or start in the summer of 2024. The latter choice gives a good potential for finishing

the work in a summer construction schedule without displaced students and better weather for the contractor.

Quick thoughts? We need to tie this down both for our bid specs, and for the cost estimator. Feel free to call and work through this more.

Paul